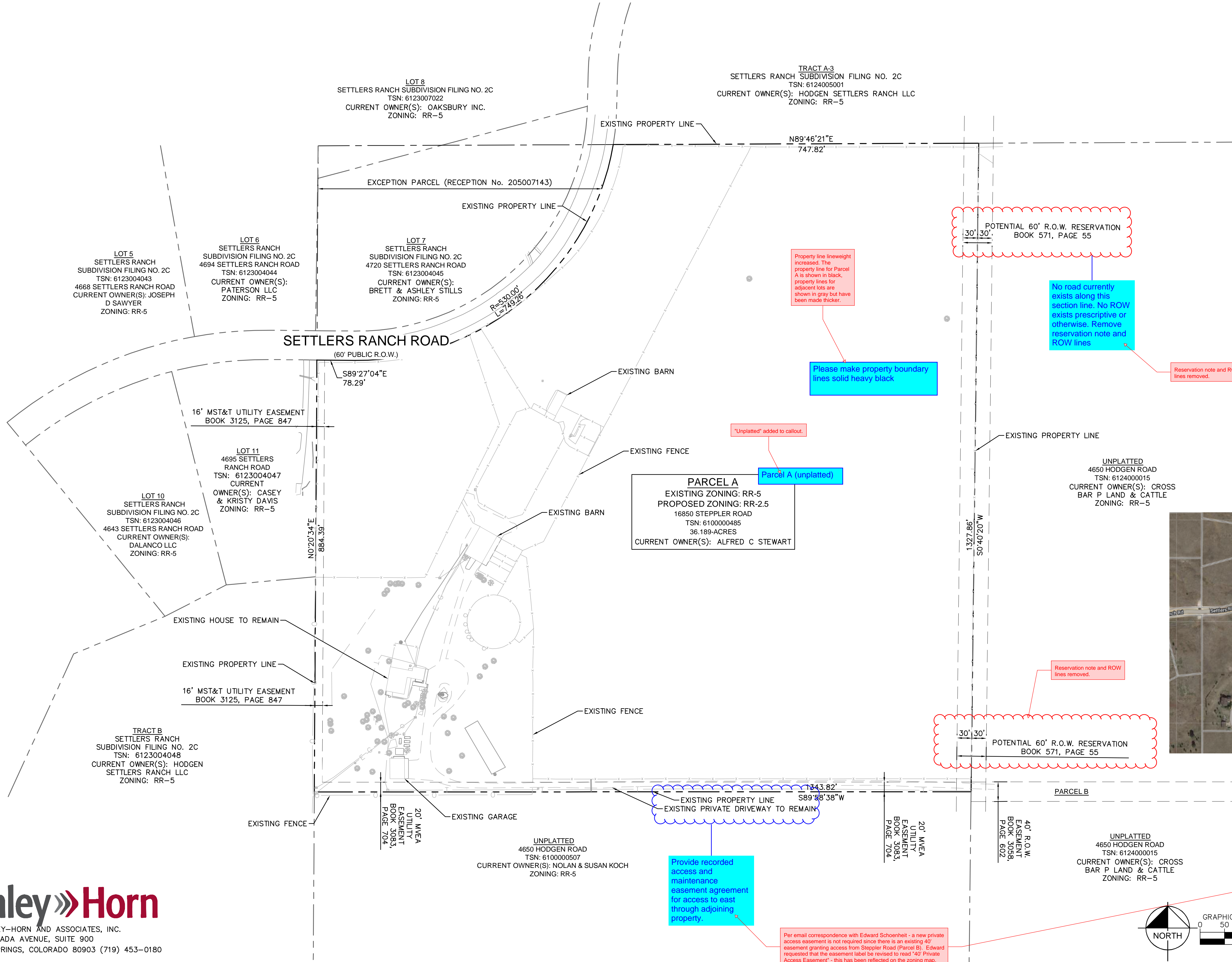


16850 STEPLER ROAD

REZONE

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH,
RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO



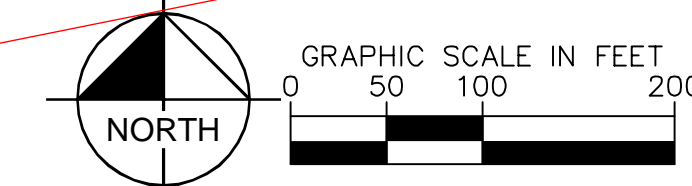
LEGAL DESCRIPTION:
PARCEL A:
 THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO, EXCEPT THAT PORTION THEREOF CONVEYED BY WARRANTY DEED RECORDED JANUARY 13, 2005 UNDER RECEPTION NO. 205007143.
PARCEL B:
 A NON-EXCLUSIVE RIGHT OF WAY EASEMENT FROM STEPLER ROAD TO THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER IN SAID SECTION 23, SAID EASEMENT BEING 40 FEET IN WIDTH, 20 FEET ON EITHER SIDE OF THE NORTH BOUNDARY OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 11 SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF EL PASO, STATE OF COLORADO.
 (Per Title Commitment File No. 1883440 as provided by Stewart Title Guaranty Company)
 Address of Record: 16850 Stepler Road, Colorado Springs, CO 80908



K:\CDS_Civil\16850\16850_Steppler_Road\CAD\Exhibit\16850_Steppler_Road_Rezone_Plan.dwg Apr 24, 2023 9:57pm



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 2 NORTH NEVADA AVENUE, SUITE 900
 COLORADO SPRINGS, COLORADO 80903 (719) 453-0180



Explain access for this residence in the LOI. The access pt and driveway point along Stepler Rd to east is not a permitted driveway access point
 A driveway access permit application will be required. Justification will need to be provided why all lots cannot gain access from Settlers Ranch Rd

REZONE PLAN
 SHEET 1 OF 1